153.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,037,200 / 1,037,200
					USE VALUE:	1,037,200 / 1,037,200
					ASSESSED:	1,037,200 / 1,037,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOURQUE DARREN & KRISTA
Owner 2:	
Owner 3:	
Street 1:	92 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FANOPOULOS EMMANUEL & RACHAEL -
Owner 2:	-
Street 1:	92 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,039 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2542 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7039.000	532,300		504,900	1,037,200
Total Card	0.162	532,300		504,900	1,037,200
Total Parcel	0.162	532,300		504,900	1,037,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.11 | /Parcel: 408.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	102196
GIS Ref	
GIS Ref	
Insp Date	10/02/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	362,700	0	7,039.	504,900	867,600	867,600	Year End Roll	12/18/2019
2019	101	FV	263,700	0	7,039.	473,400	737,100	737,100	Year End Roll	1/3/2019
2018	101	FV	212,600	0	7,039.	391,300	603,900	603,900	Year End Roll	12/20/2017
2017	101	FV	212,600	0	7,039.	359,800	572,400	572,400	Year End Roll	1/3/2017
2016	101	FV	212,600	0	7,039.	328,200	540,800	540,800	Year End	1/4/2016
2015	101	FV	204,100	0	7,039.	321,900	526,000	526,000	Year End Roll	12/11/2014
2014	101	FV	204,100	0	7,039.	299,200	503,300	503,300	Year End Roll	12/16/2013
2013	101	FV	204,100	0	7,039.	284,700	488,800	488,800		12/13/2012

!12060!

PRINT

Date	Time
12/11/20	02:10:42

LAST REV

Date	Time
12/08/20	10:02:17
mmcmakin	
12060	

USER DEFINED

Prior Id # 1:	102196
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FANOPOULOS EMMA	76293-589	1	11/30/2020		1,225,000	No	No		
LOMBARD RICHARD	54838-153		6/16/2010		552,500	No	No		
	12232-364		6/27/1972		32,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/2016	2065	Heat App	4,800	C				
6/10/2016	797	Addition	165,000					2 stry addition 17
12/16/2014	1710	New Wind	9,500					Install replacemen

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2020	Measured	DGM	D Mann
6/12/2017	Permit Visit	DGM	D Mann
11/25/2008	Meas/Inspect	355	PATRIOT
11/23/1999	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7039		Sq. Ft.	Site		0	80.	0.90	9									504,938						504,900	

Total AC/HA:	0.16159	Total SF/SM:	7039	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	504,938	Spl Credit		Total:	504,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.09491527
Const Adj.:	0.98000199
Adj $ / SQ:	144.858
Other Features:	111892
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	596763
Depreciation:	64450
Depreciated Total:	532313

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1					HB 1		

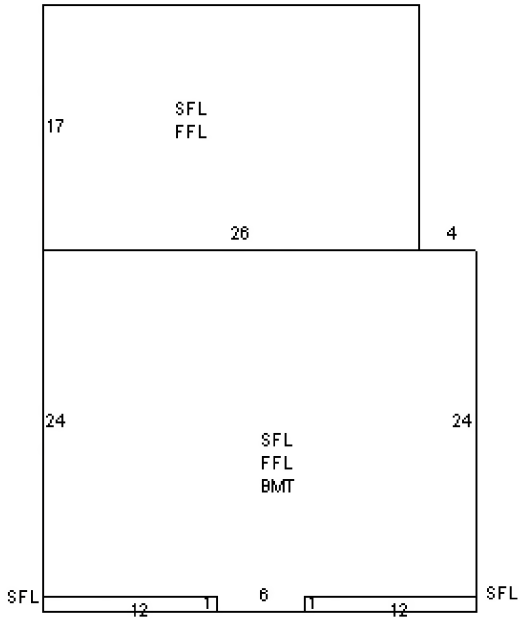
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.28
Special Features:	0	Val/Su Net:	172.49
Final Total:	532300	Val/Su SzAd	225.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,192	144.860	172,670
FFL	First Floor	1,168	144.860	169,194
BMT	Basement	726	54.320	39,437

Net Sketched Area:	3,086		Total:	381,301	
Size Ad	2360	Gross Are	3086	FinArea	2542

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc